

RESOLUTION NO. 4559

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RECEIVING A PETITION FOR VACATION AND SETTING A PUBLIC HEARING TO CONSIDER THE VACATION OF RIGHT-OF-WAY OF THE ALLEY LOCATED SOUTH OF WEST MAIN STREET AND WEST OF G STREET SW WITHIN THE CITY OF AUBURN, WASHINGTON

WHEREAS, the City of Auburn, Washington has received a petition signed by owners of at least two-thirds (2/3) of the property abutting the alley located south of West Main Street and west of G Street SW, surrounded by Parcel 3915000005, within the City of Auburn, Washington, requesting that the same be vacated; and,

WHEREAS, pursuant to Section 35.79.010 of the Revised Code of Washington, a hearing on such vacation shall be set by Resolution, with the date of such hearing being not more than sixty (60) days nor less than twenty (20) days after the date of passage of such Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. That a hearing on the vacation of the alley located south of West Main Street and west of G Street SW, surrounded by Parcel No. 3915000005, within the City of Auburn, Washington, requesting that the same be vacated; legally described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 21
NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,
WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT
"A", CITY OF AUBURN LOT LINE ADJUSTMENT NUMBER
LLA03-005, RECORDED UNDER RECORDING NUMBER
20030506002371, IN KING COUNTY, WASHINGTON;
THENCE ALONG THE EASTERLY LINE OF SAID LOT "A"
SOUTH 0° 01' 00" WEST FOR 134.00 FEET TO THE
NORTH LINE OF THE ALLEY IN BLOCK 1 OF
KNICKERBOCKER'S FIRST ADDITION TO THE TOWN OF
AUBURN ACCORDING TO THE PLAT THEREOF
RECORDED IN COLUME 16 OF PLATS AT PAGE 23,
RECORDS OF KING COUNTY, WASHINGTON AND THE
TRUE POINT OF BEGINNING;
THENCE SOUTH 90° 00' 00" WEST ALONG SAID NORTH
LINE FOR 130.78 FEET TO THE WEST LINE OF SAID
BLOCK 1;
THENCE SOUTH 02° 32' 30" EAST ALDON SAID WEST
LINE FOR 16.02 FEET TO THE SOUTH LINE OF SAID
ALLEY;
THENCE NORTH 90° 00' 00" EAST ALONG SAID SOUTH
LINE FOR 130.07 FEET TO AN ANGLE POINT IN THE
EASTERLY LINE OF SAID LOT "A" AND THE WEST LINE
OF "G" STREET SW (FORMERLY NAMED "E" STREET IN
SAID PLAT);
THENCE ALONG SAID WEST LINE OF "G" STREET SW,
NORTH 00° 01' 00" EAST FOR 16.00 FEET TO THE TRUE
POINT OF BEGINNING.

SITUATE IN THE CITY OF AUBURN, COUNTY OF KING,
STATE OF WASHINGTON

and as shown on the survey, a copy of which is attached hereto, marked as Exhibit "A"
and incorporated herein by this reference, is hereby set for 7:30 p.m. on the 1st day of
March, 2010, at the City Council Chambers at 25 West Main Street, Auburn, Washington,

98001, with all persons wishing to speak to the vacation at the public hearing being invited to attend.

Section 2. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation, including posting notice of such public hearing as required by State law and City Ordinance.

Section 3. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

DATED and SIGNED this _____ day of _____, 2010.

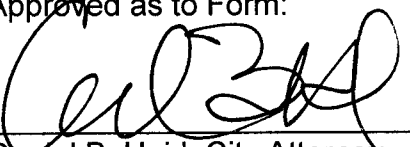
CITY OF AUBURN

PETER B. LEWIS
Mayor

Attest:

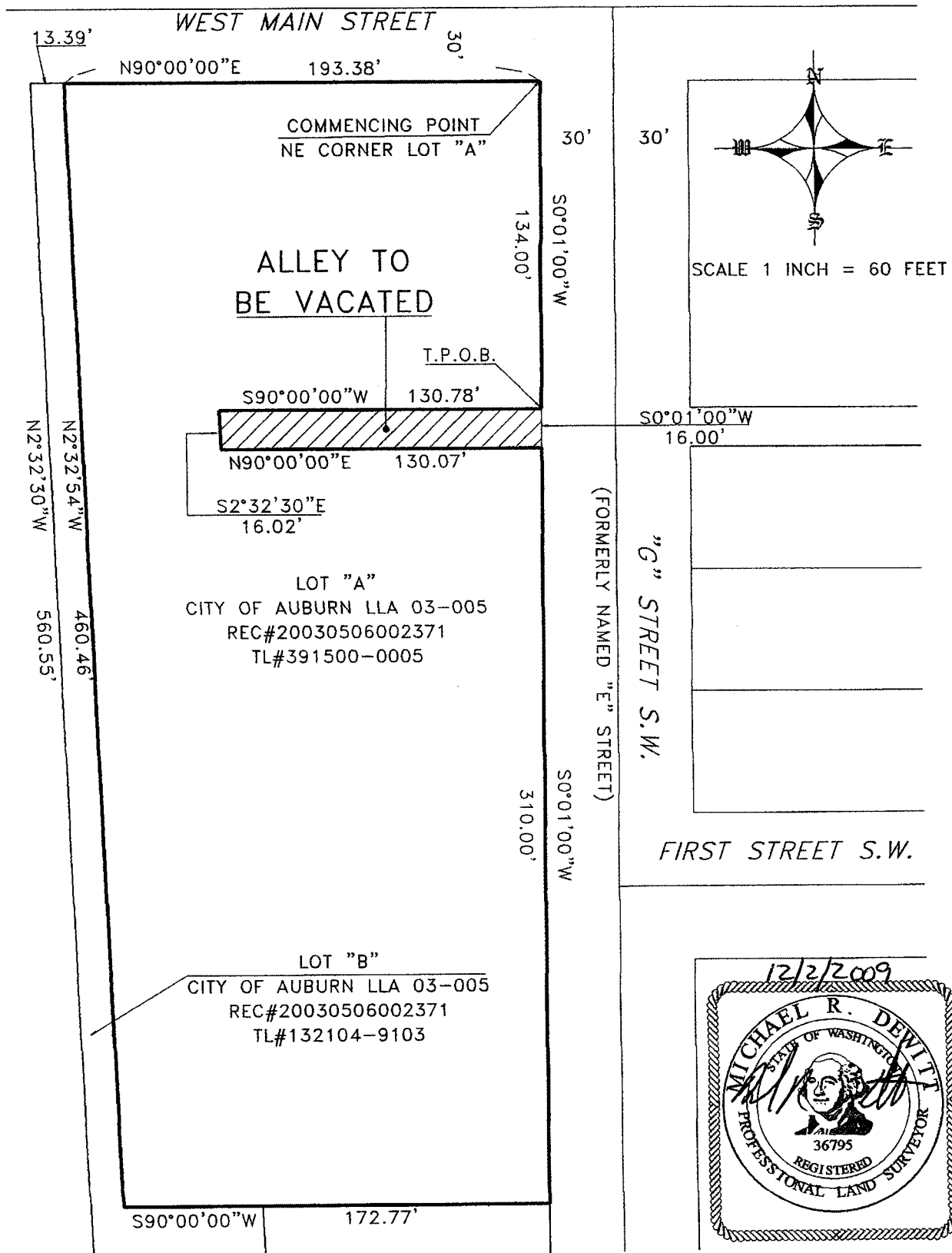
Danielle E. Daskam, City Clerk

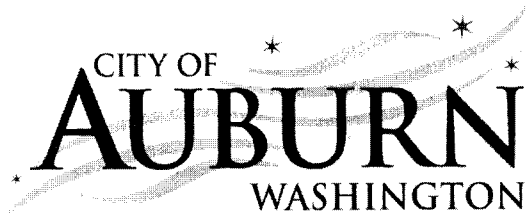
Approved as to Form:



Daniel B. Heid, City Attorney

EXHIBIT "A"





RIGHT-OF-WAY VACATION STAFF REPORT

Right-of-Way (ROW) Vacation Number V4-09

Applicant: Auburn Dairy Products, Inc.

Property Location: Right-of-Way in the vicinity of G Street SW between West Main Street and 1st Street SW.

Description of right-of-way:

This ROW consists of the alley located south of West Main Street and west of G Street SW. The alley is bordered on the north, south and west side by parcel #3915000005, which is owned by and contains Auburn Dairy Products facilities. This portion of ROW is 2,080(+) square feet.

The ROW was initially dedicated to the City of Auburn from Irving B. and Olivia S. Knickerbocker through dedication of the plat Knickerbocker's First Addition to the Town of Auburn, Recording Number 19070812503172, recorded on August 12, 1907.

Proposal:

The Applicant proposes that the City vacate the above described alley. The Applicant currently owns the surrounding parcel and is proposing the vacation of the alley which would assist in the expansion of their plant to increase production and streamline their operations. The alleyway would be an integral part of the redesign of the delivery and milk silo work space allowing for a more linear and streamlined production process.

Auburn Dairy Products, Inc. first applied for vacation of this right-of-way 1985, which was granted with the conditions that the applicant pay half of the assessed value of the property and that the utilities that were located within the alley be relocated and approved by the Public Works Department. Due to expense of relocating the utilities the applicant decided that the proposal was not financially feasible at that time for them and the petition for vacation was abandoned.

Auburn Dairy Products, Inc. applied for vacation of this right-of-way again in 2000. Approval of the vacation was granted on this application with the conditions that the applicant assumes ownership of the sewer line located in the alley as a private line abandon and reconstruct a new side sewer and assume ownership of the storm line located in the alley as a private line. These conditions were to be completed during the time of redevelopment or within six months of approval of the vacation. Several extensions for time to complete the conditions were granted, but the conditions were never met so the alley continued to remain right-of-way.

Applicable Policies & Regulations:

- RCW's applicable to this situation - meets requirements of RCW 35.79.
- MUTCD standards - not affected by this proposal.
- City Code or Ordinances - meets requirements of ACC 12.48.
- Comprehensive Plan Policy - not affected.
- City Zoning Code - not affected.

Public Benefit:

- This street vacation decreases the Right-of-Way maintenance obligation of the City.
- The vacated area will be subject to property taxes.

Discussion:

The vacation application was circulated to Puget Sound Energy (PSE), Comcast, Qwest, Verizon and city staff.

1. PSE – “The review indicates that there are no PSE facilities located within said area.”
2. Qwest – No comments
3. Comcast – “Comcast has no facilities in the affected area.”
4. Verizon – No comments
5. Water – No comments
6. Sewer – As a condition of the right-of-way vacation, the applicant will be required to assume ownership of the sewer line which will lie within the applicant's property. The extent of the assumption of ownership includes Sewer Manhole 808-02, the sewer pipe extending east from that manhole within the applicant's property and the proposed vacated right-of-way (approximately 135 LF of 10" pipe), and the sewer pipe extending north from that manhole within the applicant's property (approximately 145 LF of 10" pipe). Although a plan set related to this site shows portions of this line being private, no documentation was found that indicates that a transfer of ownership ever took place.
7. Storm – As a condition of the right-of-way vacation, the applicant will be required to assume ownership of the storm drainage line which will lie within the applicant's property. The extent of the assumption of ownership includes Storm Manhole E559. This includes the storm pipe extending east from Storm Manhole E559 within the applicants property and the proposed vacated right-of-way of approximately 142 LF of 10" pipe, and the storm pipe extending north from Storm Manholes E559 within the applicants property of approximately 145 LF of 18" pipe. Although a plan set related to this site shows portions of this line being private, no documentation was found that indicates that a transfer of ownership ever took place.
8. Transportation – No comments
9. Building – At this time there is no purposed addition or alteration to the existing buildings. We have no building comments.
10. Planning – No comments
11. Fire – No comments
12. Police – No comments
13. Streets – No comments
14. Information Services – No comments
15. General Review – Any future development or building over the vacated ROW will require that the developer/owner vacate all easements and relocate all affected utilities prior to construction.

Assessed Value:

ACC 12.48 states “The city council may require as a condition of the ordinance that the city be compensated for the vacated right-of-way in an amount which does not exceed one-half the value of the right-of-way so vacated, except in the event the subject property or portions thereof were acquired at public expense or have been part of a dedicated public right-of-way for 25 years or more, compensation may be required in an amount equal to the full value of the right-of-way being vacated. The city engineer shall estimate the value of the right-of-way to be vacated based on the assessed values of comparable properties in the vicinity. If the value of the right-of-way is determined by the city

engineer to be greater than \$2,000, the applicant will be required to provide the city with an appraisal by an MAI appraiser approved by the city engineer, at the expense of the applicant. The city reserves the right to have a second appraisal performed at the city's expense."

RCW 35.79.030 states the vacation "shall not become effective until the owners of property abutting upon the street or alley, or part thereof so vacated, shall compensate such city or town in an amount which does not exceed one-half the appraised value of the area so vacated. If the street or alley has been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property or portions thereof were acquired at public expense, the city or town may require the owners of the property abutting the street or alley to compensate the city or town in an amount that does not exceed the full appraised value of the area vacated."

The right-of-way was acquired through dedication of a Plat on August 12, 1907.

Recommendation:

Staff recommends that the street vacation be granted subject to the following conditions:

1. Applicant shall assume complete ownership of the sewer line which will lie within the applicant's property. The extent of the assumption of ownership includes Sewer Manhole 808-02, the sewer pipe extending east from that manhole within the applicant's property and the proposed vacated right-of-way of approximately 135 LF of 10" pipe, and the sewer pipe extending north from that manhole within the applicant's property of approximately 145 LF of 10" pipe.
2. Applicant shall assume complete ownership of the storm line which will lie within the applicant's property. The extent of the assumption of ownership includes Storm Manhole E559. This includes the storm pipe extending east from Storm Manhole E559 within the applicants property and the proposed vacated right-of-way of approximately 142 LF of 10" pipe, and the storm pipe extending north from Storm Manholes E559 within the applicants property of approximately 145 LF of 18" pipe.
3. The right-of-way was originally acquired through dedication of a plat at no cost to the city therefore; Staff recommends that compensation for the value of the right-of-way not be required.